

HIDDEN TRAILS HOMEOWNERS ASSOCIATION

SEPTEMBER 2005 NEWSLETTER

HOA Officers: President: Brian D. Swanson (760) 739-5451; Vice-President: John Lindsay; Secretary/Treasurer: Joe Esther.

Design Review Committee: Chair: Brian D. Swanson; Co-Chair: Angel Martinez; Karen Burns, David Milne, Rick Woods, Ellie Montalvo.

(NEW) Property Manager: Kyle Remp, Menas Realty (858) 270-7870. Please visit web site www.menas.com for information on who to contact for billing or repairs.

Escondido Police Department: Emergency = 911; Non-emergency = (760) 839-4722.

SAVE THE DATE!! PARTY TIME!!!! HIDDEN TRAILS COMMUNITY PICNIC Saturday Sept. 10th. This is a great way to meet your Hidden Trails neighbors. Homeowner **Gloria Arrado** is chairing this committee. She has room for more helpers. We'll need shade structures, BBQ's and folding tables. Please contact Gloria to assist!!! (garado47@yahoo.com or (760) 480-0576). **See flyer for additional details.**

Come to September's HOA Meeting! We'll introduce Kyle Remp, New Way Landscaping, and HOA attorney Deborah M. Kornheiser. Meetings are held at 6:30 Wed. (6:30PM, September 7th) at the East Valley Community Center (2245 East Valley Parkway, 839-4382...1/2 block west of Vons), and begin with "open forum", where homeowners have the opportunity to talk. Meetings typically end between 8 and 9PM.

HOA Meeting Minutes. Please view the Menas Property website www.menas.com to view our minutes. You will need a password which will be provided by our property manager, Menas Realty (see Web site).

Parking Variance. Owners of trailers, motor homes, boats, campers, etc. must submit and obtain approval for a Parking Variation prior to parking their vehicle in our community. When adequately screened, and approved in writing, one such vehicle or other approved vehicle may be parked on the side of the house. The Parking Variance application, submitted to Menas Realty with a \$25 application fee, must include details on all vehicles parked at the residence.

New Landscape Company. O'Connell Landscaping's contract ends August 31. New Way Landscaping, our new contractor, will make a short presentation at our Sept. 7th quarterly meeting.

Design Review Committee News

Fence Stains. Many homeowners inquire as to what stains are approved. Stains had been approved on a case-by-case basis. The following stains are pre-approved by the Design Committee. Additional stains or paints must be approved prior to installation.

PREFERRED SELECTIONS: Natural tones either solid or semi-transparent

~ Behr Deck and Fence Semi-Transparent Stain (available at Home Depot)

California Rustic DP-351; Cedar Naturaltone DP-533; Redwood Naturaltone Dp-534

~ Super Deck Semi-Transparent Stain (available at J&W Redwood)
Red Cedar 1902; Redwood 1903; Century Redwood 1904; Heart Redwood 1905;
Valley 1906

~ Olympic: (available at Lowe's) 718 Naturaltone Fir/Pine; 716 Cedar Naturaltone;
717 Redwood; Naturaltone; 700 Sierra.

Homeowners, prior to application, must obtain approval from the Design Review Committee for all other stains or paint selections. If you have another color in mind, submit an application for Architectural Improvements, including details on the stain or paint color, and the fence, for review. Thanks to Rick Wood and David Milne for their research.

SOIL AGAINST FENCES. No soil can touch the fence anywhere, and positive drainage must be maintained on all lots, so that no water flows from a homeowner's lot down a slope or onto a neighbor's lot. See Arch. & Design Guidelines, especially Exhibit F sketch.

Several homeowners or their contractors have raised the soil level against their fences. Timely review of your completed project by the DC can make it easier for the homeowner to remedy the problem and to possibly have their landscape contractor fix the problem.

Lawn News: Lyon Homes installed "Superbowl" sod, available through West Coat Turf in San Marcos. Home Depot sells "Marathon", which has a slightly different appearance.

Round irrigation control covers, occasionally broken by landscapers. Obtain replacements at Hydro-Scape (on Enterprise Street, near intersection of Mission). Hydro-Scape and Grangetto's Farm & Garden Supply are both good sources for replacing the long (14", 15") "Hunter" brand sprinklers.

WISH LIST: Volunteers to a) chair the Neighborhood Watch Committee, b) assist Gloria in planning end-of-summer HOA picnic, and c) develop or assist on HOA maintained website.

Ideas for articles? Talent for writing? Ready to volunteer? Please contact Brian Swanson
(619) 699-5115 days (best), (760) 739-5451 evenings.